

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

17 Temple Forge Mews,  
Consett,  
DH8 5RZ

# PROPERTY DETAILS

17 Temple Forge Mews,  
Consett,  
DH8 5RZ

OFFERS IN THE REGION OF  
£138,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom house situated in the sought after area of Durham

**Type Of Home** Semi - Detached

**Tenure** Freehold

**Rent** £550/PCM

**Returns** £6,600

**Yield** 4.7 %

**Bedrooms** 2

**Bathrooms** 1

**Reception** 2

**Area Sqft** 694 SQFT

# PROPERTY IMAGES



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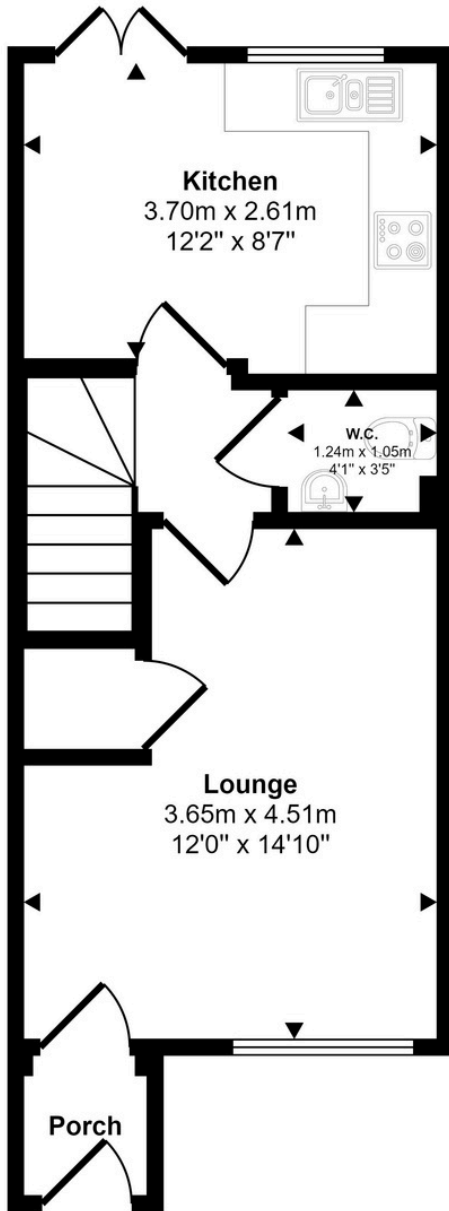


# PROPERTY IMAGES

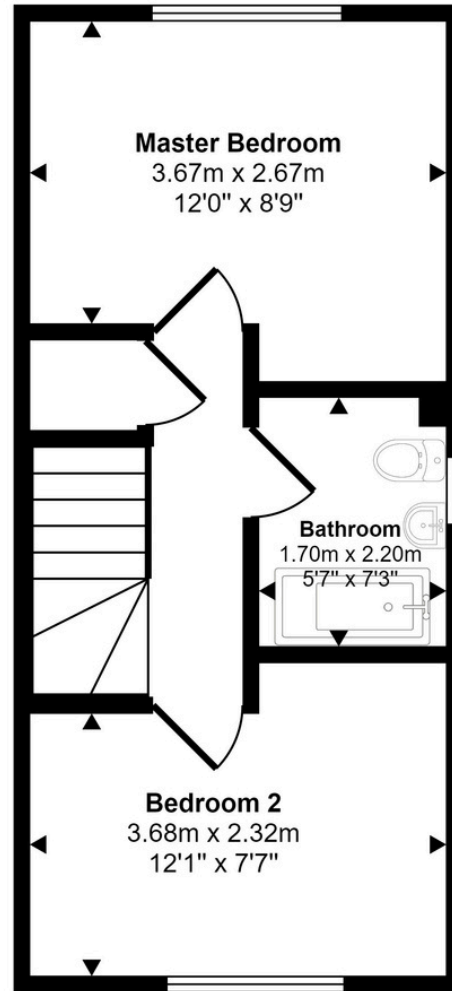


# FLOORPLAN

Approx Gross Internal Area  
64 sq m / 694 sq ft



Ground Floor  
Approx 33 sq m / 359 sq ft



First Floor  
Approx 31 sq m / 335 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase  
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

# RETURN AT CURRENT RENT

## £550/PCM

Cash Purchase Investment/ Current Return = **4.7 % Yield**

### Investment

House Purchase Price	£138,000
LBTT	£4,140
Legal Fees	£1,000
Total Investment	£143,140

### Income

Annual Income	£6,600
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£6,600

BTL Mortgage Investment/ Current Return = **4.6 % Yield**

### Investment

25% Of Purchase Price	£48,300
LBTT	£4,140
Legal Fees	£1,000
Total Investment	£53,440

### Income

Potential Annual Income	£6,600
Less Mortgage Int	£4,126
Service Charge & Ground Rent	£0
Net Annual Income	£2,474

\*Assumed 25% deposit & BTL interest rate of 4.6%

# RETURN AT POTENTIAL RENT £650/PCM

Cash Purchase Investment/ Current Return = **5.8% Yield**

## Investment

House Purchase Price	£135,000
LBTT	£4,140
Legal Fees	£1,000
Total Investment	£143,140

## Income

Annual Income	£7,800
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£7,800

BTL Mortgage Investment/ Current Return = **7.6% Yield**

## Investment

25% Of Purchase Price	£48,300
LBTT	£4,140
Legal Fees	£1,000
Total Investment	£53,440

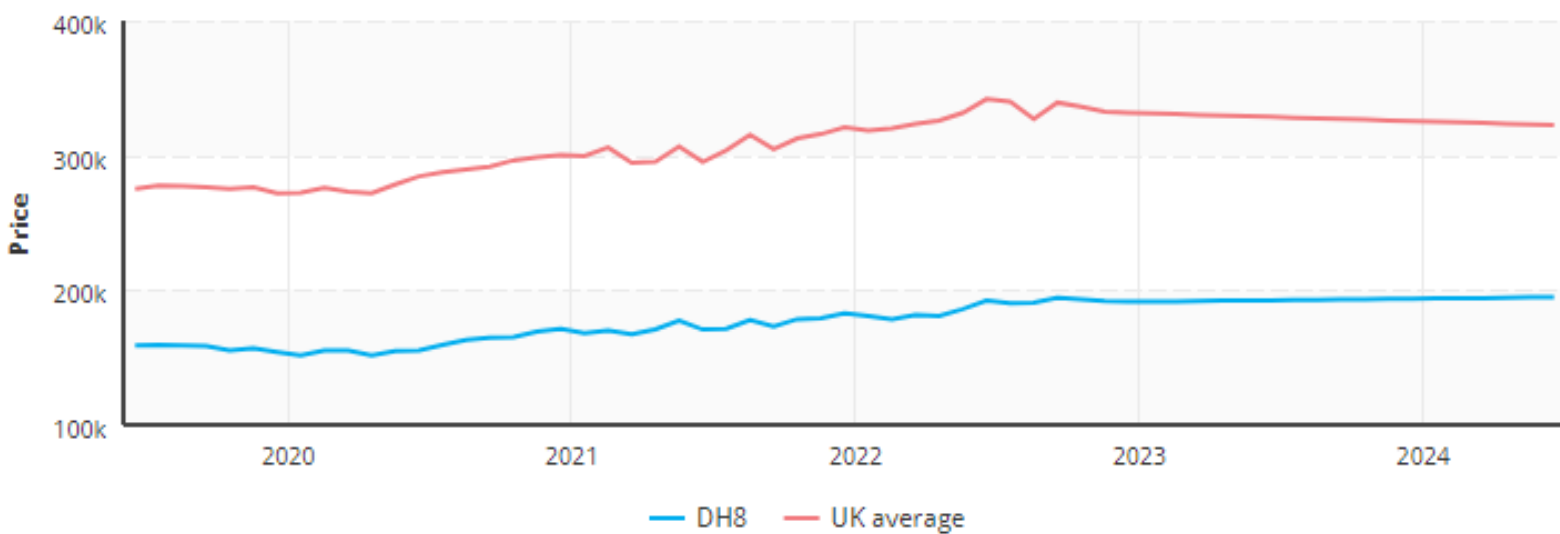
## Income

Potential Annual Income	£7,800
Less Mortgage Int	£4,126
Service Charge & Ground Rent	£0
Net Annual Income	£3,674

\*Assumed 25% deposit & BTL interest rate of 4.6%

# PROJECTED FUTURE VALUE

## House prices in the DH8 Area In The Last 5 Years



Historically, House prices in the DH7 area have risen by 12%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

**5 Year Total Potential Return**

Cash Purchase Investment/Potential Total Return **40%**

<b>Cash Investment</b>	<b>£143,140</b>
5 Year Income	£39,000
Potential Increase In Value (based off of CMV of £153k)	£18,360
<b>House Price In 5 Years</b>	<b>£171,360 (conservatively)</b>
Total Potential Return	£57,360

BTL Mortgage Investment/Potential Total Return **68.8%**

<b>Cash Investment</b>	<b>£53,440</b>
5 Year Net Income	£18,370
Potential Increase In Value	£18,360
Total Potential Return	£36,730

# LOCAL SALES ACTIVITY



**B** **£144,950**  
Palmerston Street, Consett DH8 **ARCHIVED** **Distance:** 0.08 miles

**3** **Terraced house / Freehold**

Hunters are delighted to welcome to the market this three bedroom, mid terrace property that would make the perfect first time buy! This property is located in central Consett, close to local ...

**Sale date:** Feb 2022  
**Price:** £110,000



**C** **£129,950**  
Niallesway, Palmerston Street, Consett DH8 **ARCHIVED** **Distance:** 0.09 miles

**4** **End terrace house / Freehold**

**\*\*cash buyers only\*\*** Hunters are delighted to welcome to the market this four bedroom, three storey end of terrace property, offered with no onward chain. This property has undergone an immaculate ...



**D** **£209,995**  
Temple Forge Mews, Consett DH8 **Distance:** 0.09 miles

**3** **Detached house / Freehold**

Sylvester properties are delighted to welcome to the sales market this three bedroom detached property located on the highly sought after estate of Temple Forge Mews, close to Consett Town Centre. ...

**Sale date:** Jun 2007  
**Price:** £149,950

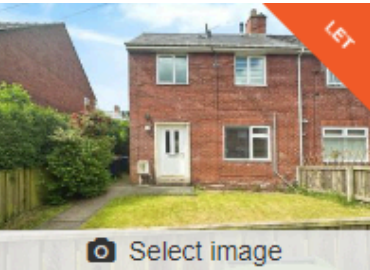


**E** **£129,950**  
Palmerston Street, Consett DH8 **ARCHIVED** **Distance:** 0.09 miles

**2** **Terraced house**

Summary Immaculately renovated stone build terraced cottage. The property undergone a sympathetic and careful renovation, all completed to an impressive high specification turning ...

# LOCAL LETTINGS ACTIVITY



**£600 pcm (£138 pw)**

Delvedere, Consett, Durham DH8 **ARCHIVED**

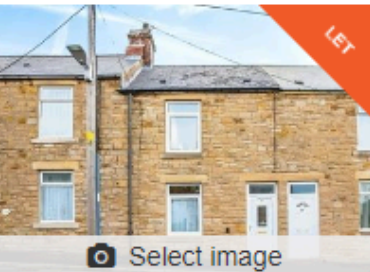


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**3** Semi-detached house Listed: 5 June 2024

Distance: 0.22 miles

\*available with zero deposits\* This charming semi-detached property, available to let, features three bedrooms, a spacious reception room, a well-appointed kitchen, and a lovely garden, all ...



**£650 pcm (£150 pw)**

Constance Street, Consett, County Durham DH8 **ARCHIVED**



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**2** Terraced house Listed: 21 May 2024

Distance: 0.23 miles

\*available with zero deposits\* A charming terraced property with two bedrooms, a cosy reception room, practical kitchen, and outdoor space, conveniently located near public transport and local ...



**£550 pcm (£127 pw)**

Front Street, Consett DH8 **ARCHIVED**

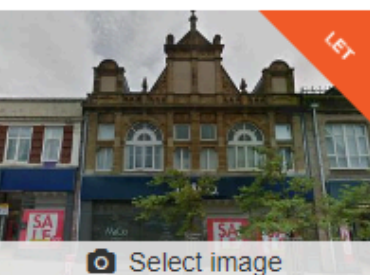


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**2** Flat Listed: 17 May 2024

Distance: 0.13 miles

Aidan Property are proud to present this well presented and recently refurbished two bedroom flat on Front street in Consett The property comprises of two bedrooms, living room, kitchen and ...



**£475 pcm (£110 pw)**

Front Street, Consett DH8 **ARCHIVED**



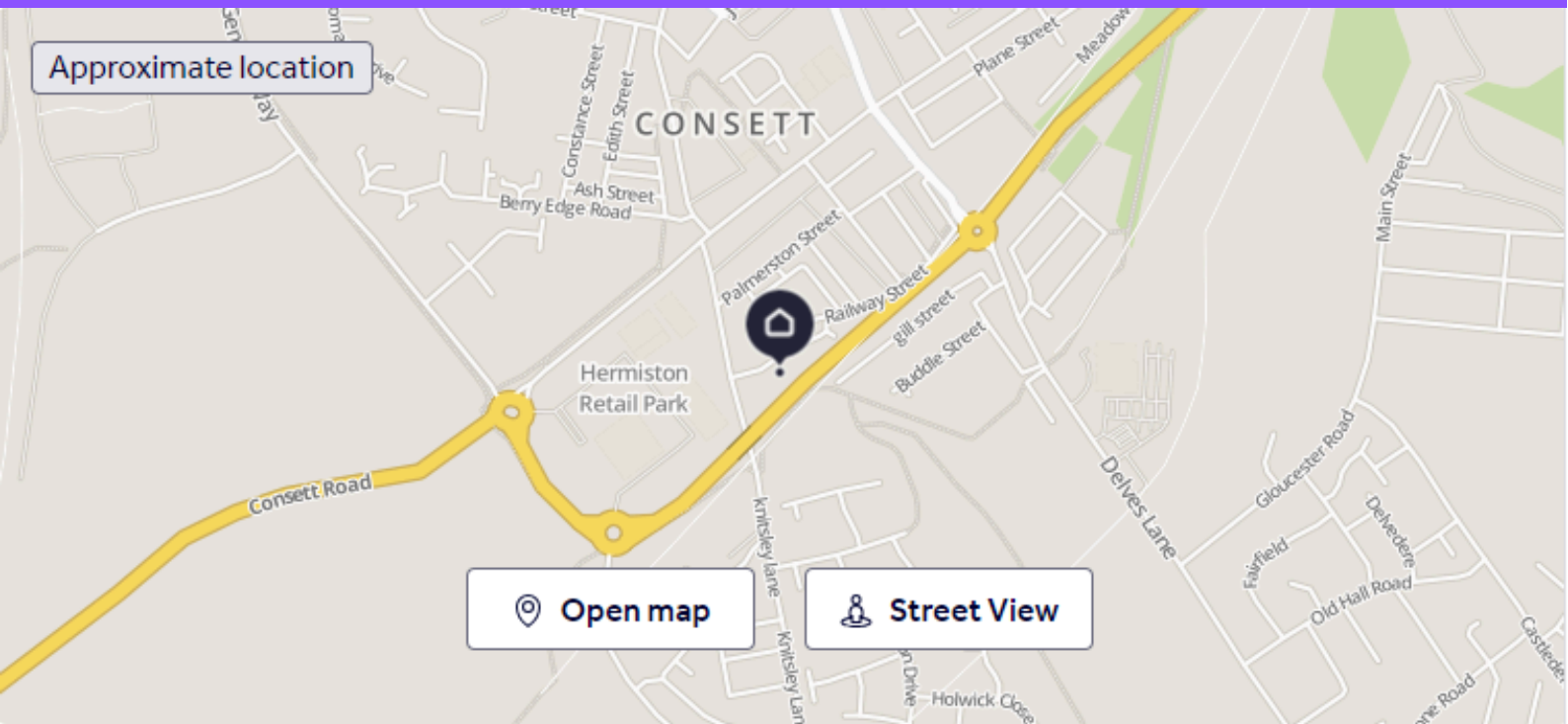
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**1** Flat Listed: 1 May 2024

Distance: 0.13 miles

Aidan property are proud to present this one bedroom flat on Front Street, Consett. The property comprises of one bedroom, living room, kitchen and bathroom. Close to local amenities including a ...





# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS (i)

- |  |           |
|--|-----------|
|  <b>Consett Infant School</b><br>State School   Ofsted: Good                        | 0.3 miles |
|  <b>Delta Independent School</b><br>Independent School   ISI: No Rating Available   | 0.3 miles |
|  <b>St Patrick's Catholic Primary School, Consett</b><br>State School   Rating: N/A | 0.5 miles |
|  <b>Consett Academy</b><br>State School   Ofsted: Good                              | 0.6 miles |

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# Contact Information



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